

Aberdeen City Council – Development Management Team Consultation Request

Case Officer: Alex Ferguson	To: ACC - Contaminated Land Team
E-mail: AFerguson@aberdeencity.gov.uk	Date Sent: 6 March 2025
Tel.: 01224 045063	Respond by: 27 March 2025
Application Type: Detailed Planning Permission	
Application Address: Loirston House 102 Wellington Road Aberdeen AB12 3BH	
Proposal Description: Change of use of from Class 4 (Business) to form 24no. affordable flats, including formation/replacement of doors, formation of windows; installation of cladding, and alterations to the car park and garden ground with associated works	
Application Reference: 250202/DPP	
Consultation Reference: DC/ACC/SSPKJZBZ00C01	

To view the plans and supporting documentation associated with the application please [follow this link](#).

In the case of pre-application enquires please login at <https://publicaccess.aberdeencity.gov.uk> and in 'Consultation Search' enter the consultation reference (shown above) into the 'Letter Reference' field and then click 'Search'.

Unless agreed with the case officer, should no response be received by the respond by date specified above it will be assumed your service has no comments to make.

Should further information be required, please let the case officer know as soon as possible in order for the information to be requested to allow timeous determination of the application. **Response**

Please select one of the following.

No observations/comments.	
Would make the following comments (please specify below).	X
Would recommend the following conditions are included with any grant of consent.	
Would recommend the following comments are taken into consideration in the determination of the application.	
Object to the application (please specify reasons below).	

COMMENTS

This Service notes the above development proposal and would comment as follows:

The site was previously occupied by 'Upper Kirkhill' farmhouse (Kirkhill House) and other residential properties (Linden and Kimberly), prior to development of the current office building (Loirston House) in the early 1990s. The current use is best described as commercial rather than industrial and therefore unlikely to have resulted in significant contamination of the land, although some contamination is possible from adjacent industrial uses.

In view of the above, we would recommend the following advisory:

This Service does not believe the potential for land contamination issues at the site is sufficient to justify the attachment of conditions. However, should any ground contamination be discovered during development, the Planning Authority should be notified immediately. The extent and nature of the contamination should be investigated and a suitable scheme for the mitigation of any risks arising from the contamination should be agreed and implemented to the satisfaction of the Planning Authority.

Responding Officer: Neil Stirling

Date: 19/03/25

Email: nstirling@aberdeencity.gov.uk